

COMMITTEE MEMBERS

Trustees

Art Sperber, Chair
Carol Chaplin, Vice Chair
Shaun Carey, Member
Jenifer Rose, Member
Lisa Gianoli, Alternate
Richard Jay, Alternate

Staff Liaison

Gary Probert, Chief Planning & Construction Officer

PRESIDENT/CEO

Daren Griffin, A.A.E.

GENERAL COUNSEL

Ian Whitlock

CLERK OF THE BOARD

Lori Kolacek

AGENDA PLANNING & CONSTRUCTION COMMITTEE

Date: Tuesday, January 10, 2023

Time: 9:30 AM (to begin no earlier than 9:30 a.m., but may be later)

Location: Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno
Admin Offices, Main Terminal Building, Second Floor

Public Meeting Notice: Notice is given in accordance with [NRS 241.020](#)

Public Attendance Options:

1. Attend the meeting at the address indicated above; or
2. **Watch on Zoom:** <https://us02web.zoom.us/j/86158344370>; **Webinar ID:** 861 5834 4370; or
3. **Dial in to listen only:** 1-669-900-6833 and enter the Webinar ID when prompted

Members of the public who require special accommodations at the meeting are requested to notify the Clerk of the Board by email at lkolacek@renoairport.com or by phone at (775) 328-6402.

Public Comment: Any person wishing to make public comment may do so in person at the Board meeting, or by emailing comments to lkolacek@renoairport.com. Comments received **prior to 4:00 p.m. on the day before the meeting** will be given to the Board for review and included with the minutes of this meeting. To make a public comment during the Zoom meeting, please make sure your computer or device has a working microphone. Use the “Chat” feature to submit a request to speak. When the time comes to make public comments, you will be invited to speak. Public comment is **limited to three (3) minutes** per person. No action may be taken on a matter raised under general public comment.

This Agenda Has Been Posted at the Following Locations:

1. Airport Authority Admin Offices, 2001 E. Plumb Lane, Reno
2. <https://notice.nv.gov/>
3. <https://www.renoairport.com/airport-authority/public-meeting-information/agendas-minutes>

Supporting Materials: Supporting materials for this agenda are available on the Airport’s website at <https://www.renoairport.com/airport-authority/public-meeting-information/agendas-minutes>, and will be available at the meeting. For further information you may contact the Board Clerk at (775) 328-6402 or lkolacek@renoairport.com.

1. CALL TO ORDER**2. ROLL CALL****3. PUBLIC COMMENT****4. APPROVAL OF MINUTES**

[4.1](#) November 8, 2023, Planning and Construction Committee Meeting

5. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION**6. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD**

[6.1](#) Board Memo #01-2023/02: Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement for Design Services for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with RS&H Nevada, Inc., in the amount of \$74,455, increasing the total contract amount to \$2,324,566 (*for possible action*)

[6.2](#) Board Memo #01-2023/04: Authorization for the President/CEO to execute a Construction Contract for Airfield Administrative & Airport Duty Managers Offices with Reyman Brothers Construction Inc. in the amount of \$1,554,679 and authorize an Owner's Contingency in the amount of \$235,000 (*for possible action*)

7. PROJECT UPDATE PRESENTATIONS

[7.1](#) Ticketing Hall project update

[7.2](#) Engineering & Construction Project Schedule update

8. INFORMATIONAL ITEMS (*provided for reference only*)

[8.1](#) Monthly Project Status Report

[8.2](#) Administrative Award of Contracts (Expenditures)

9. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS**10. PUBLIC COMMENT****11. ADJOURNMENT**

COMMITTEE MEMBERS

Trustees

Art Sperber, Chair
Carol Chaplin, Vice Chair
Shaun Carey, Member
Jenifer Rose, Member
Lisa Gianoli, Alternate
Richard Jay, Alternate

Staff Liaison

Gary Probert, Chief Planning & Construction Officer

PRESIDENT/CEO

Daren Griffin, A.A.E.

GENERAL COUNSEL

Ann Morgan, Fennemore Craig

CLERK OF THE BOARD

Lori Kolacek

DRAFT

MINUTES

PLANNING & CONSTRUCTION COMMITTEE

Date: Tuesday, November 8, 2022

Time: 9:30 AM (to begin no earlier than 9:30 a.m., but may be later)

Location: Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno
Admin Offices, Main Terminal Building, Second Floor

1. CALL TO ORDER

The meeting was called to order at 9:35 a.m.

2. ROLL CALL

Roll was taken by the Clerk of the Board.

Present: Art Sperber, Carol Chaplin (by Zoom), Shaun Carey (by Zoom), Jenifer Rose

Absent: None

3. PUBLIC COMMENT

None.

4. APPROVAL OF MINUTES

4.1 October 11, 2022, Planning and Construction Committee Meeting

Motion: Move to approve the October 11, 2022, minutes as presented

Moved by: Jenifer Rose

Seconded by: Carol Chaplin

Aye: Trustees Sperber, Chaplin, Carey, Rose

5. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION

None.

6. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD

None.

7. PROJECT UPDATE PRESENTATIONS**7.1 Workspace Study update**

Lissa Butterfield, Planning & Environmental Services Manager, presented this update to the Committee. 28 sites were considered as potential locations for the administrative headquarters and Police Station. Of those 28 sites, 21 were eliminated. The remaining 7 sites will be evaluated during Phase II to target 1 admin site, one Police site and one co-location site.

7.2 Ticketing Hall Expansion update

Amanda Twitchell, Senior Project Manager, presented this update to the Committee. She previewed the current construction happening in the Ticket Hall. The project is on schedule and is expected to be completed by March of 2024.

7.3 Engineering & Construction Project Schedule update

Chris Cobb, Facilities & Maintenance Director, updated the Committee on the current project developments.

8. INFORMATIONAL ITEMS**8.1 Monthly Project Status Report****8.2 Administrative Award of Contracts (Expenditures)**

There was no discussion on these items.

9. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS

CEO Griffin announced that he intends to cancel the December Committee and Board meetings. Chair Sperber requested that the information items (Monthly Project Status Report and Administrative Award of Contracts) still be provided to the Committee in December.

10. PUBLIC COMMENT

None.

11. ADJOURNMENT

The meeting was adjourned at 10:07 a.m.

Board Memorandum

To: All Board Members

Memo #: 01/2023-02

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement for Design Services for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with RS&H Nevada, Inc., in the amount of \$74,455, increasing the total contract amount to \$2,324,566

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute Amendment #2 to the Professional Services Agreement for Design Services for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with RS&H Nevada, Inc., in the amount of \$74,455, increasing the total contract amount to \$2,324,566.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement (PSA) for Design Services for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport (RNO), with RS&H Nevada, Inc. (RS&H), in the amount of \$74,455, increasing the total contract amount to \$2,324,566.

This action is in support of the Reno-Tahoe Airport Authority (RTAA) Strategic Priorities as identified in the Reno-Tahoe Airport Authority Fiscal Year (FY) 2019-2023 Strategic Plan.

- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security
- Strategic Priority #6 – Customer Experience

BACKGROUND

A Request for Qualifications (RFQ) for design services was advertised on March 4, 2021, and Statements of Qualifications (SOQ) were received by the due date of April 8, 2021. The Board authorized the President/CEO to execute a Professional Services Agreement for Design Services with RS&H on July 8, 2021, and RS&H began the design for the Ticketing Hall Expansion Project in August 2021.

The project consists of constructing an approximately 9,500 sf expansion to the west and renovation of the existing ticketing hall located at the Reno-Tahoe International Airport. The

scope includes modification of structural steel, elevator relocation, fire riser room relocation, upgraded utilities, roof replacement, new restrooms, and new finishes. The approximate project construction limits extend from the face of the ticket counters to approximately twenty (20) feet to the west of the existing exterior wall, and from the existing escalators at the north end to the south existing wall.

Amendment #1 was executed with RS&H on November 2, 2021. The scope of work was a Shared Use System Assessment that included analysis of the ticketing counters, ticketing self-check kiosks, and boarding gates. The Amendment was executed with RS&H in order to facilitate an expedited timeline to implement shared use systems. The scope was related to the ticketing hall but not directly associated with the Ticketing Hall Expansion Project, therefore Amendment #1 was funded outside of the project.

DISCUSSION

Throughout the design process, the RTAA directed RS&H to proceed with changes to the design and deliverables that were outside of the original scope of the project. Those changes included:

- Removal and Relocation of the Existing Fire Riser Room
- Creation of Pre-Packages for Long Lead Item Procurement
- Hydronic Piping Revision

In addition, the original estimated construction timeframe was extended by three (3) months. The time extension requires additional Construction Administration scope by RS&H.

A summary of the updated Contract Amount is shown below in Table 1 – Updated Contract Amount Summary below:

Table 1 – Updated Contract Amount Summary

Description	Cost
Original Contract	\$2,205,821
Amendment #1 (Shared Use System Assessment)	\$44,290
Amendment #2 (Scope Increase)	\$74,455
Updated Total Contract Amount	\$2,324,566
Updated Contract Amount (Less Amendment #1)	\$2,280,276

COMPANY BACKGROUND

RS&H is a leading architecture, engineering, and consulting services firm. Established in 1941, they have a tradition of quality service spanning 80 years. The firm has more than 1,400 associates at 70 locations, coast to coast, including Aviation offices in San Francisco, Los Angeles, and Denver, that will specifically provide services for our project. RS&H has a history of serving airports of all sizes and has provided services at 200 airports in the U.S.

RS&H leads a team that includes local firms Wood Rodgers, Inc., Ainsworth Associates, and PK Electrical. These local architectural and engineering firms have previously collaborated as a team

on several successful RTAA projects including the RNO Airfield Maintenance Mechanics Shop Large Bay Expansion Program Study, the RNO East Airfield Lighting Vault, the RNO Snow Removal Equipment Building, and the Reno-Stead Airport Terminal/Emergency Operations Center Building.

The project team also includes M Lee Corporation for cost estimating, and Selbert Perkins Design for signage and wayfinding. Both firms are industry leaders, have extensive airport experience, and have experience working in the Reno-Tahoe area.

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2022-23 budget. The construction is being funded by a combination of money from the RTAA General Fund as well as through the letter of credit, to be repaid by CARES or ARPA funding.

The money to fund this Amendment is being used from unused funds in the CM Pre-Construction contract, as well as contingency funds identified under Other Direct Costs. No additional money is being added to the overall project budget as a result of this Amendment.

The program budget and other project costs are tabulated in the following Table 2 – Project Estimate at Completion:

Table 2 – Project Estimate at Completion

Description	Cost
Design*	\$2,280,276
CMAR Pre-Construction	\$300,000
CM Pre-Construction	\$13,190
Bid Package #1	\$1,466,549
AHU-1 Procurement	\$1,223,790
Bid Package #2	\$25,911,972
Construction Management	\$1,359,900
Other Direct Costs**	\$424,035
Estimate At Completion	\$32,979,712

* Amount does not include Amendment #1 for \$44,290 because scope was not directly associated with the Ticketing Hall Expansion Project and therefore is not being charged to the project.

** Other Direct Costs include but are not limited to administrative costs, advertising, printing, permits, miscellaneous fees, and an art allowance.

The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised as we progress through the construction. The EAC amount is currently used for programming of funds.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the Board authorize the President/CEO to execute Amendment #2 to the Professional Services Agreement for Design Services for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with RS&H Nevada, Inc., in the amount of \$74,455, increasing the total contract amount to \$2,324,566.”

Board Memorandum

To: All Board Members

Memo #: 01/2023-04

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for Airfield Administrative & Airport Duty Managers Offices with Reyman Brothers Construction Inc. in the amount of \$1,554,679 and authorize an Owner's Contingency in the amount of \$235,000

STAFF RECOMMENDATION

Authorization for the President/CEO to execute a Construction Contract for the Airfield Administrative & Airport Duty Managers Offices at the Reno-Tahoe International Airport with Reyman Brothers Construction Inc. in the amount of \$1,554,679 and authorizes an Owner's Contingency in the amount of \$235,000.

PURPOSE

The purpose of this action is to authorize the President/CEO to execute a Construction Contract for the relocated Airfield Administrative & Airport Duty Managers Offices at Reno-Tahoe International Airport (RNO) with Reyman Brothers Construction Inc. in the amount of \$1,554,679 and authorizes an Owner's Contingency in the amount of \$235,000.

This action is in support of the Reno-Tahoe Airport Authority (RTAA) Strategic Priorities as identified in the Reno-Tahoe Airport Authority Fiscal Year (FY) 2019-2023 Strategic Plan.

- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security
- Strategic Priority #6 – Customer Experience

BACKGROUND

Airfield Administrative Offices: The current airfield administrative offices are located within the existing vehicle maintenance building. The office space is inadequate in the number and the size of the offices, inefficient in layout and continuity, located in areas with inadequate heating and cooling systems, located adjacent to loud work, and many offices don't meet the American Disabilities Act (ADA) requirements. In addition, the vehicle maintenance storage areas/rooms have been reduced in size or eliminated due to conversion to offices. Management and administrative staffing levels have increased since the original building was constructed in 1978.

Airport Duty Managers Office: The existing Airport Duty Managers (ADM) offices are located in the Airport Vassar Annex (AVA) warehouse building. The building houses the ADMs, Airport Communications and Purchasing departments. Traveling between the ADM's current office location to anywhere on the airfield or landside requires the ADM's to travel a circuitous and congested section of deteriorated roadway, drive at a low rate of speed, and weave between Air Cargo aircraft. The congestion is created by tugs towing multiple containers as well as other ground equipment in the area. Additional delays can occur if aircraft are pushing back or taxiing in the area as aircraft always have the right of way. The ADM's have a mission critical role to provide quick emergency response, especially during winter operations and to wildlife hazard management. The mission critical roles are hampered by the remote location and lack of connectivity to the airport operation.

DISCUSSION

RTAA staff looked at numerous buildings on the airport campus to determine the right location and the best and highest use for both the AFM Administration building and the ADM building. The Chief Operations & Public Safety Officer, Manager of Airport Operations, Chief Planning & Infrastructure Officer, and Director of Facilities & Maintenance all agreed to the proposed locations.

The best location identified for the AFM Administration building is the old, vacated, Enterprise Rental Car building located adjacent to and within walking distance to the existing vehicle maintenance shop. The building meets the requirement for both airside and landside access. The building is in the area identified as expansion for airfield maintenance. Relocating the administration and management staff will return much needed storage rooms and office space at the vehicle maintenance building.

The building identified for the ADM offices is the base building at the original air traffic control tower. The building is ideally located near the center of the airfield, at the intersection of Runways 17R/35L and 8/26. The ADMs can respond quickly to all locations on the airfield.

Both existing buildings are structurally sound but need upgrades to the heating, cooling and electrical systems, as well as flooring and ceilings. Walls will be constructed for the offices, break rooms, bathrooms and conference rooms. Both buildings will provide excellent services for their respective groups for years to come. Architectural, electrical, and mechanical design services are required for the renovation of the buildings.

The Airfield Administrative & Airport Duty Managers Offices project was advertised on November 3, 2022. Bids were opened on December 13, 2022. Three responsive bids were received, and a summary is given below in Table 1:

Table 1 – Bid Recap

Description	Cost
Q&D Construction	\$1,853,000
Bruce Purves	\$1,733,600
Reyman Brothers	\$1,554,679

COMPANY BACKGROUND

Since 1975, Reyman Brothers Construction Inc., a local general contractor, has completed projects throughout Nevada and California and many west coast states. Their commercial project experience includes warehousing, commercial, retail, medical, banks, and historical preservation projects in the area. They have successfully completed a project for the RTAA in the last 5 years.

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2022-23 budget. The construction is being funded through the letter of credit, to be repaid by CARES or ARPA funding.

The program budget and other project costs are tabulated in the following Table 2 – Project Estimate at Completion:

Table 2 – Project Estimate at Completion

Description	Cost
Design	\$156,100
FFE	\$135,000
Base Bid	\$1,554,679
Construction Contingency	\$235,000
Construction Admin	\$50,000
Construction Management	\$25,000
Other Direct Cost	\$33,221
Estimate At Completion	\$2,189,000

* Other Direct Costs include but are not limited to administrative costs, advertising, ACM/Lead testing, printing, permits, and miscellaneous fees.

The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised as we progress through the construction. The EAC amount is currently used for programming of funds.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the Board authorize the President/CEO to execute a Construction Contract for Airfield Administrative & Airport Duty Managers Offices at the Reno-Tahoe International Airport with Reyman Brothers Construction Inc. in the amount of \$1,554,679 and authorizes an Owner’s Contingency in the amount of \$235,000.”

			ENGINEERING & CONSTRUCTION - PROJECT SCHEDULE 2023																																																				
			PLANNING/ENVIRONMENTAL				PROGRAM STUDY				RFQ/SOQ/PROPOSAL				DESIGN			BIDDING			CONSTRUCTION			PROJECT CLOSEOUT				BA: BOARD ACTION																											
			JAN 2023				FEB 2023				MARCH 2023				APRIL 2023				MAY 2023				JUNE 2023				JULY 2023			AUG 2023			SEPT 2023			OCT 2023			NOV 2023			DEC 2023													
Project Name		RNO/RTS	PM	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52
Airport Improvement Program (AIP)																																																							
Runway 16R-34L Reconstruction - Phase 2	RNO	TC																																																					
Taxiway B/M & GA Runup Areas Design (Rebid Spring)	RNO	JL																																																					
RTS Apron & Taxiway A Phase 3	RTS	BJ																																																					
RTS Apron & Taxiway A Phase 4	RNO	BJ																																																					
Airfield Signage & Taxiway Renaming (Design)	RNO	JL																																																					
Capital Improvement Program (CIP) 2021-22																																																							
2022 Pavement Management Program	RNO	BJ																																																					
Airport Terminal Lift Station	RNO	TO																																																					
Air Cargo Way Lift Station	RNO	JL																																																					
FAA VALE PCA/GPU Replacement	RNO	TO																																																					
Capital Improvement Program (CIP) 2022-23																																																							
Airfield Admin & Airport Duty Mngr Office Remodel	RNO	TO																																																					
Remote Economy Lot - Phase 2	RNO	BJ																																																					
Terminal Arc Flash Study Phase 2	RNO	TO																																																					
Ticketing Hall Expansion	RNO	AT																																																					
MZ3 HVAC Replacement	RNO	AT																																																					
Shared Use Phase 1	RNO	TO																																																					
HQ/PD Workspace Study	RNO	LB																																																					
Passenger Facility Charge (PFC 14)																																																							
Terminal Development (Concourse) Planning Study	RNO	LB																																																					
Passenger Facility Charge (PFC 15)																																																							
Terminal Loop Road Reconstruction	RNO	JL																																																					
Arrival/Departure Escalators	RNO	TO																																																					

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**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
JANUARY 2023**

ENGINEERING PROJECTS

RENO-STEAD AIRPORT PROJECTS

Taxiway Alpha and Adjoining Aircraft Parking Apron Rehabilitation

This project consists of the design for the reconstruction of the asphalt cement (AC) general aviation Apron and the adjoining Taxiway Alpha. In addition, the project will correct the FAA identified non-complying intersection of Taxiway A2 and the apron, and the replacement of the aging apron lighting head fixtures to LED fixtures at RTS. The apron consists of approximately 255,070 square yards of AC and Taxiway A consists of 30,540 square yards of AC. Design consists of geotechnical services, final design, and bidding for Apron construction in multiple phases. Construction is anticipated to be constructed in approximately six phases.

Phase 3 – Construction

Granite Construction was awarded the construction contract at the April Board meeting for the Base Bid 1, Base Bid 2, Alternate 1, and Alternate 5 pending receipt of the FAA grants. The RTAA has received the two base bid grants and issued Granite a Notice to Proceed for July 25, 2022. The first phase of construction was completed September 5 to allow for the Reno Air Races. Granite has paved out the second phase of this year's work. Due to a value engineering in the pavement section the RTAA was able to add in paving Bid Alternates 2 & 3. Along with LED lighting upgrade Bid Alternate 6 to the original contract. There is supply chain issues with some of the storm drain structures and with the addition of the lighting alternates award the anticipated final completion to be by February 2023.

Phase 3 – The following are project milestones:

- | | |
|---------------------------|----------------|
| • Award of Construction | April 14, 2022 |
| • Notice for Construction | July 20, 2022 |

Phase 3 – The following are the next steps:

- | | |
|--------------------------|---------------|
| • Substantial Completion | February 2023 |
|--------------------------|---------------|

Phase 4 – Construction

The design of Phase 4 is in progress with the project planned to be advertised for bids in February 2023 and bids opening in March 2023. This year's phase will include approximately 28,400 square yards of new TWY A & Apron improvements. Construction start date will be dependent upon receipt of the FAA AIP/AIG grant.

Phase 4 – The following are project milestones:

- | | |
|--------------------|---------------|
| • Design Completed | February 2022 |
| • Issue for Bid | February 2022 |

Phase 4 – The following are the next steps:

- | | |
|---|-----------------------|
| • Design Complete | February 2023 |
| • Issue for Bid | February 2023 |
| • Bids Opening | March 2022 |
| • Award of Construction Contract | April/May 2022 |
| • Notice for Construction | TBD |

RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

Pavement Management Program (2022-2025)

The Pavement Management Program (PMP) scope consists of airfield and landside pavement inspections at both Reno-Tahoe International (RNO) and Reno-Stead (RTS) Airports. The program is funded from the Capital Improvements Budget for this fiscal year.

An RFQ for the PMP was issued and four SOQs were received on September 28, 2021. The Evaluation Committee short listed to three firms and conducted interviews on November 5, 2021. Scope and fee negotiations occurred in December 2021-January 2022, and the RTAA Board of Trustees approved the PSA with RDM International at the February 2022 Board Meeting.

The pavement inspections process has been revised for the 2022-2025 cycle. In the past, the inspections of the airport pavements were split up into thirds over a 3-year cycle. This year, with RDM International, the inspections of all the airport pavements will occur in one-year and producing a report based on projected projects over the following 3-years. Both methods are acceptable to the FAA. RNO airfield and runway pavement inspections began end of April and occur during scheduled runway closures. Pavement inspections were completed in May and pavement coring will be done during June. Draft reports for both Landside and Airside have been received and being reviewed by staff. **RDM is completing final updates to Pavement Management reports based on RTAA comments.**

The following are project milestones:

- | | |
|-------------------------|-------------------|
| • Consultant Interviews | November 5, 2021 |
| • Design PSA Approval | February 10, 2022 |
| • Kickoff Meeting | February 22, 2022 |
| • Pavement Inspections | April/May 2022 |

The project is on schedule with the next steps listed below:

- | | |
|-------------------------|---------------------|
| • Final Report/Closeout | January 2023 |
|-------------------------|---------------------|

Ticketing Hall Expansion Project - Design (Part of the MoreRNO Program)

90% Construction Documents were completed on June 3rd. The 90% documents were then submitted to the City of Reno Building Department for Plan Review and to the CMAR to start bidding the bidding process to establish their GMP. McCarthy opened the bids on July 7th and are currently in the descopeing phase. 100% Construction Documents were completed on July 8th and provided to McCarthy for reconciliation. The final Guaranteed Maximum Pricing (GMP) was presented and approved at the September Board meeting.

McCarthy has completed all the necessary enabling work including lane closures for construction to begin the Ticketing Hall Expansion project on October 13, 2022. Demolition of the ceiling “clouds” over the airline queuing has been completed. Demolition within the construction wall is underway, including some interior walls, flooring, and the roadway. Relocation of utilities is underway and tile demolition within the Ticketing Hall began December 4th. **Ninety percent of the tile demolition is complete and the project is on schedule. Change Order No. 1 to McCarthy on the full GMP will be presented to the Board at the January Board meeting for award. This Change Order is for Bid alternate #6 for the procurement and installation of seven (7) additional dynamic signs on the outside canopy columns.**

The following are project milestones:

- Construction Document (90%) Submittal June 3, 2022
- Submit for Permit June 6, 2022
- Construction Documents (100%) Submittal July 8, 2022
- Pre-package GMP for Board Approval July 14, 2022
- Full GMP Board Approval September 8, 2022
- Enabling Work Complete October 12, 2022
- Construction Walls Erected October 13, 2022

The project is on schedule with the next steps listed below:

- **Change Order No. 1** **January 2023**
- Substantial Completion February 2024

Taxiway B/M Reconstruction & General Aviation Runup Areas (Design)

The original project has been redefined per input and comments from the FAA and RNO Tower. The revised project consists of the design for the reconstruction of the Portland Cement Concrete (PCC) Taxiway (TWY) B on either side of Runway 8/26, reconstruction of TWY M between TWY A & TWY B from an Asphalt Cement (AC) taxiway to a PCC taxiway. In addition, an asphalt cement General Aviation (GA) Runup Area at the north end of TWY C. The project will include the reconstruction of the TWY's, asphalt shoulders, and edge lighting, pavement markings and drainage upgrades.

Wood Rodgers was selected as the design consultant for the original project and an amendment was approved for the redesign of the project. Based on review by RTAA Staff, FAA PHX ADO staff and available FAA AIP funding, this project will be rebid in spring 2023. This project will be funded by a Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant; the construction start date will be dependent upon receipt of the grant.

The following are project milestones:

- Re-design Completion February 2022
- Bid Advertising February 10, 2022
- Bid Opening 2022 March 24, 2022

The project is on schedule with the next steps are listed below:

- | | |
|-----------------------------------|-------------------|
| • Rebid Project | February 2023 |
| • Bid Opening | March 2023 |
| • Board of Trustees Meeting/Award | April 2023 |
| • Begin Construction | TBD |

Terminal Arc Flash Study

Arc-Flash Hazard Assessments are required by OSHA and NFPA 70E as a part of an Electrical Hazard Assessment. The Terminal Arc Flash study will be inclusive to the panelboard level or a minimum of 100-amp protective devices. Devices that are found to be non-coordinated will be indicated in a summary report of which corrective action will need to be addressed as a separate task. Arc Flash labels will be provided as recommended by the study. Labels will be installed by the airport facilities staff with guidance by our office. To complete the study, intensive field investigation is needed as well as detailed review of record drawings to determine electrical equipment make and model, conductor size, approximate conductor lengths, fuse sizes, etc. We are estimating approximately 510 points of Arc Flash for the main terminal and concourse and approximately 200 points of Arc Flash for offsite buildings. Phase 1 was completed in June 2022. The consultant is working on developing the scope of work for Phase 2 being anticipated to include the remaining RTAA owned offsite facilities at RNO and RTS.

The following are project milestones:

- | | |
|------------------------------------|--------------|
| • PSA Executed | July 8, 2021 |
| • 1 st Phase Completion | June 2022 |

The project is on schedule with the next steps listed below:

- | | |
|------------------------------------|------------------|
| • 2 nd Phase Completion | June 2023 |
|------------------------------------|------------------|

Airport Terminal Lift Station Project

This project is to replace and relocate the electrical controls for the north and south terminal lift stations. New level sensors and monitors will be installed, the existing control panels will be reviewed, and specifications will be given for repair or replacement. A new lift station bypass pump connection will be installed for emergency use.

The design consultant, Shaw Engineering specializes in sewer lift station design.

Bids were opened on March 31, 2022 and was substantially over budget. The bid was canceled. The project was re-bid June 1, 2022, and bids were opened on June 29, 2022. Two bids were received, and Triumph Electric was deemed the low responsive bidder with a bid of \$249,500. Based on lead times for materials the construction will begin in the Spring of 2023.

The following are project milestones:

- | | |
|---------------------|---------------|
| • Redesign Complete | May 13, 2022 |
| • Rebid Advertised | June 1, 2022 |
| • Rebid Opening | June 29, 2022 |
| • Intent to Award | July 19, 2022 |
| • Notice to Proceed | Oct/Nov 2022 |

The project is on schedule with the next steps listed below:

- Start of Construction Spring 2023

Air Cargo Way Lift Station Project

The lift station located in Air Cargo Way that serves the Air Cargo building and FedEx building has been failing and needs replacement. The lift station will be relocated outside of the road to allow safer access to the lift station when needing maintenance. This project will replace a lift station with equipment that is past its design life cycle and create a safer environment for our maintenance teams.

Shaw Engineering specializes in this field of civil engineering and has been direct selected and approved by the Board to do the design. The project design was completed in December and went out to bid in January. Bids were opened on February 24, 2022. Farr Construction was deemed the low responsive bidder and has been awarded the construction contract at the April Board Meeting. Farr Construction began construction on September 19, 2022. Substantial completion of construction of the lift station work except for the generator was on December 2nd. The emergency backup generator which will be installed in April 2023.

The following are project milestones:

- | | |
|--------------------------|-------------------|
| • PSA Executed | September 9, 2021 |
| • Design Completed | December 2021 |
| • Bidding Advertising | January 26, 2022 |
| • Bids Opened | February 24, 2022 |
| • Board Approval | April 12, 2022 |
| • Substantial Completion | December 2, 2022 |

The project is on schedule with the next steps listed below:

- Emergency Generator Install July 2023

Terminal Loop Road (Part of the MoreRNO Program)

The Terminal Loop Road Reconstruction, ADA, and Safety/Security Project is for the full reconstruction of the existing PCC portion of the Terminal Loop Road, will also include improvements associated with Safety/Security and the Americans with Disabilities Act of 1990 (ADA). The full project consists of the reconstruction of six travel lanes, two pick-up and drop off lanes, drainage improvements as necessary, curb and gutter, post curb, sidewalk, a new crosswalk, landscaping, electrical, street lighting, guidance and traffic signs, striping, security bollards and new ADA pedestrian ramps.

An evaluation committee comprised of RTAA staff reviewed the submittals and determined Kimley-Horn and Associates Inc. as the most qualified firm for the project. The evaluation was based on the qualifications and experience requirements stipulated in the RFQ. The PSA for design services was presented to the Board of Trustees and approved at the October 14, 2021, Board meeting.

Kimley-Horn has completed the early phases of design including data gathering and reaching out to the different departments at the RTAA to determine levels of security and design options.

Construction will be coordinated with the Ticketing Hall Expansion Project to ensure safety of airport staff and patrons and maintain consistency of construction phasing of the two projects. Recommendations for ADA, sidewalks, and security were discussed among the stakeholders were presented at the April Planning and Construction Committee Meeting.

Kimley Horn has been approved to design canopies along with the Loop Road project. Kimley Horn will submitted 90% plans October 31st for staff to review that included the Loop Road design and the canopy design as one set of plans. Final plans and specifications have been completed and the project will go out for construction bids on January 11th.

The following are project milestones:

- | | |
|-----------------------------|-------------------|
| • Board Approval for Design | October 14, 2021 |
| • Notice to Proceed | October 2021 |
| • Design Completed | December 19, 2022 |

The project is on schedule with the next steps are listed below:

- | | |
|-------------------------|----------------------|
| • Bidding Advertising | January 2023 |
| • Bid Opening | February 2023 |
| • Board Approval | March 9, 2023 |
| • Construction | Spring/Summer 2023 |

Arrival/Departure Escalator Modernization Project

The arrival/departure escalators located on the east side of the main lobby were replaced in 2002 and are now 21 years old. The purpose of this project is the “preservation of infrastructure” by modernizing and refurbishing the four (4) public use escalators for arriving and departing passengers. The project consists of two (2) phases: design and construction. The design phase involves selecting a consultant to research commercially available products and provide a detailed design, phasing plan, and bid package. The construction phase will involve awarding a contract to a contractor to procure the identified equipment and refurbish the escalators. This phase will include procurement, delivery, and installation.

An RFQ for design was issued and two SOQs were received on October 27, 2021. The Evaluation Committee selected H+K Architects as the most qualified consultant. The PSA with H+K Architects in the amount of \$98,000 design fees was presented and approved at the December 9, 2021, Board Meeting.

The project is funded in PFC 15 in the amount of \$2,889,000. The project was bid May 24, 2022, and bids were opened on June 28, 2022. One bid was received by Kone, Inc. and staff reviewed the bid and found all documents fully executed and to be responsive. The bid amount was for \$1,890,000. The project was awarded by the Board at the August 11, 2022, meeting. The contractor will take measurements onsite and begin the procurement process in September 2022, with construction anticipated to begin in March/April of 2023.

The following are project milestones:

- | | |
|--------------------------------|-------------------|
| • Design PSA Board Approval | December 9, 2021 |
| • Notice to Proceed for Design | December 10, 2021 |
| • Design Complete | May 2022 |
| • Bids Advertised | May 24, 2022 |

- | | |
|----------------------|-----------------|
| • Bids Opened | June 28, 2022 |
| • Board Approval | August 11, 2022 |
| • Notice Procurement | September 2022 |

The project is on schedule with the next steps are listed below:

- | | |
|----------------|--------------------|
| • Construction | Spring 2023 |
|----------------|--------------------|

Remote Economy Lot Project – Phase 1

The Remote Economy Parking Lot is an undeveloped site and is approximately 4 acres. It is bordered to the west by Terminal Way, south and east by the rental car surface storage and maintenance lots, and to the north by the NDOT off ramp. The Remote Economy Parking Lot Project consist of all the necessary grading, utilities, drainage, lighting, pavement, and card access gates.

J-U-B Engineering, Inc. (JUB) was selected from list of firms that previously submitted on the RFQ for the Parking Lot reconstruction. The PSA for design services was presented to the Board of Trustees at the March Board meeting for approval.

RTAA and Enterprise Rental Car have agreed to reconfigure the Enterprise Lot with adjacent RTAA land. Enterprise will release some of their existing parking lot in exchange for new improved parking adjacent to their existing lot. This agreement allows RTAA to get additional parking spaces for employee parking quickly as a portion of the area RTAA is receiving is already paved.

JUB has completed the plans with the project going out to bid on July 28, 2022. Bids were opened on August 16, 2022. RTAA received two bids and Armac Construction was the low apparent bidder. Board approved the construction contract with Armac at the September Board meeting and construction began September 14, 2022. Substantial completion of the Remote Lot Phase 1 was on November 18, 2022, in time for Thanksgiving travel.

Phase 2 design of the Remote Economy Lot has been submitted for review by the RTAA with comments being returned to the consultant in mid-October. **Phase 2 design will be completed by the end of February 2023 and the project will be bid in March 2023. It is anticipated to be presented to the Board for award in April 2023 with construction to begin in May/June 2023.**

The following are project milestones:

- | | |
|----------------------------------|--------------------|
| • Survey & Geotechnical | February 18, 2022 |
| • Board Approval for Design | March 10, 2022 |
| • Design Complete | July 25, 2022 |
| • Bidding Advertising | July 28, 2022 |
| • Bids Opened | August 16, 2022 |
| • Board Approval | September 8, 2022 |
| • Notice to Proceed | September 14, 2022 |
| • Substantial Completion Phase 1 | November 18, 2022 |

The project is on schedule with the next steps are listed below (Phase 2):

- | | |
|------------------------------|-------------------|
| • Bidding Advertising | March 2023 |
| • Bid Opening | March 2023 |

- **Board Approval**
- **Construction**

April 2023
Spring/Summer 2023

FAA VALE PCA/GPU Replacement

The FAA's VALE Program provides Airport Improvement Program (AIP) grant funding to commercial service airports such, as the RNO, that are in non-attainment or maintenance of National Ambient Air Quality Standards areas for emission reduction projects proven to benefit local air quality. VALE AIP funding comes from Noise & Environmental Set Aside funds and does not affect regular RNO entitlements or discretionary allotments. The program is to improve environmental issues with aging equipment by replacing with new efficient equipment.

This project will include the replacement of 26 Pre-Conditioned Air (PCA) units, 26 Ground Power Units (GPU), 1 portable PCA and 1 portable GPU for the Passenger Boarding Bridges (PBB). The PCA units provide fresh conditioned heat or cooling to the aircraft while they are at the PBB. The new units are much more energy efficient than the units being replaced which are at the end of their useful lives. The GPU provide a constant regulated power that is specific to aircraft. The new GPUs are much more efficient than those being replaced which are at the end of their useful lives. The installation of the submeters will allow for electrical usage to be tracked to the respective users.

The PSA with PK Electric, Inc. for design services of \$86,000 is being presented to the Board of Trustees at the March Board meeting for approval.

Should the FAA VALE Program applications be successful in resulting in an FAA AIP grant award, all costs associated with the design, procurement and construction of the equipment is reimbursed in accordance with the percentage established by the FAA's AIP participation rate.

The following are project milestones:

- | | |
|------------------------|---------------|
| • Consultant Selection | February 2022 |
| • Design Complete | July 26, 2022 |

The project is on schedule with the next steps are listed below:

- | | |
|----------------------------|----------------|
| • FAA Preliminary Approval | January 2023 |
| • Bid Advertising | March 1, 2023 |
| • Bid Opening | March 31, 2023 |
| • Board Approval | May 18, 2023 |
| • Construction | TBD |

Airfield Administration & Airport Duty Managers Offices Remodel Project

Airfield Administrative Offices: The current airfield administrative offices are located within the existing vehicle maintenance building. The office space is inadequate in the number of offices and the size of the offices, are inefficient in layout and continuity, located in areas with inadequate heating and cooling systems, located adjacent to loud work, and many offices don't meet the American Disabilities Act (ADA) requirements. In addition, the vehicle maintenance storage areas/rooms have been minimized due to conversion to offices. Management and administrative staffing levels have increased since the original building was constructed in 1978. The proposed project would consolidate the administrative/management staff to a central location, provide a

professional atmosphere to conduct business and significantly increase the efficiency of the administrative operations as well as the vehicle maintenance services at Airfield Maintenance.

Airport Duty Managers Office: The existing Airport Duty Managers (ADM) offices are located in the Airport Vassar Annex (AVA) warehouse building. The building houses the ADMs, Airport Communications and Purchasing departments. Traveling between the ADM's current office location to anywhere on the airfield or landside requires the ADM's to travel a circuitous and congested section of deteriorated roadway, drive at a low rate of speed, and weave between Air Cargo aircraft. The congestion is created by tugs towing multiple containers as well as other ground equipment in the area. Additional delays can occur if aircraft are pushing back or taxiing in the area as aircraft always have the right of way. The ADM's have a mission critical role to provide quick emergency response. In addition, they need to have quick response during winter operations and to wildlife hazard management. The mission critical roles are hampered by the remote location and lack of connectivity to the airport operation.

RTAA Engineering staff direct selected Paul Cavin Architect LLC based on their experience providing required services, knowledge of weather conditions in the Reno area, knowledge of local labor and material costs, and overall performance with RTAA and other agencies in the Reno area.

The scope of work will include design services and providing construction documents for the bidding of the Airfield Administrative and Airport Duty Managers Offices and was presented and approved by the Board at the June 9, 2022, Board Meeting.

The consultant has completed the plans and specifications and the project is currently out to bid. **Three responsive bids were received on December 13, 2022. The low responsive bidder was Reyman Brothers and will be presented to the Board for award at the January 12, 2023 meeting.**

The following are project milestones:

- | | |
|----------------------------|-------------------|
| • Consultant Selection | May 2022 |
| • Board Approval of Design | June 9, 2022 |
| • Award PSA | July 5, 2022 |
| • Design Complete | November 1, 2022 |
| • Bidding Advertising | November 8, 2022 |
| • Bids Opened | December 13, 2022 |

The project is on schedule with the next steps are listed below:

- | | |
|------------------|--------------------|
| • Board Approval | January 12, 2023 |
| • Construction | Spring 2023 |

Shared Use – Construction Only

The construction portion of the Shared Use project includes installation of 12 gate podiums, 12 scanner podiums, and 18 ticketing inserts with corresponding electrical and data runs.

PK Electric, Inc., is providing design services for the electrical and data runs.

The following are project milestones:

- Mill Work Bid Advertising December 17, 2022

The project is on schedule with the next steps are listed below:

- Millwork Bids Open January 17, 2023
- Electrical/Data Design Complete January 2023
- Electrical/Data Bid Advertising March 2023
- Electrical/Data Bids Open April 2023
- Electrical Installation May 2023
- Millwork Installation May 2023

MZ3 Replacement Project

This project will include demolition of an existing roof mounted multi-zone mechanical unit that provides conditioned air to the RTAA TIS Department offices. The multi-zone unit will be replaced by two (2) fan coil units that will be installed in an existing mechanical room. The scope of work also includes installation of new ductwork and new grid ceilings, lights, and diffusers.

A design contract was awarded to Ainsworth Associates Mechanical Engineers, through an Administrative Award of Contract, on July 25, 2022. Design was completed on September 19th and subsequently submitted for permitting with the City of Reno. An Invitation to Bid was issued on October 14th and a mandatory pre-bid meeting was held on October 25th. The bid opening was held on November 17th. Two responsive bids were received and Gardner Engineering, Inc. was the low apparent bidder.

The following are project milestones:

- Contract Award July 25, 2022
- Design Complete September 19, 2022
- Bids Advertised October 14, 2022
- Bids Opened November 17, 2022

The project is on schedule with the next steps listed below:

- NTP for Procurement January 2023
- NTP for Construction April 2023
- Project Completed June 2023

Runway 17R/35L Phase 2 Warranty Work

Granite Construction has completed construction of the Runway 16R/34L Reconstruction project. RTAA has notified Granite Construction of warranty issues with the concrete keel section. Both Granite and RTAA's legal teams are involved in discussions. RTAA has hired RDM to take additional concrete cores to analyze them to determine if there is an underlying issue. With the concerns identified, the runway has been closed until further notice.

Next steps:

- RDM report due February 2023
- Continued meetings with Granite Construction
- Additional work with consulting engineers.

PLANNING PROJECTS

Concourse Redevelopment Project at Reno-Tahoe International Airport (Part of the MoreRNO Program)

The development of replacement concourses was identified in the 2018 Master Plan Update as a critical project to improve functional performance, operational efficiency, address the forecasted passenger demand, be flexible to address changing fleet mixes, and provide adequate passenger and airline spaces. Building off the Master Plan Update, the Detailed Planning Study (Study) will identify the operational, space, and level of service needs to provide a plan for the orderly and efficient redevelopment of the existing concourses. The primary purpose of the Study is to identify the preferred scope for a future concourse redevelopment project which could include renovation/retrofit of the existing concourse(s), renovation/retrofit and expansion-in-place of the existing concourse(s), and/or construction of new replacement concourses.

The 2018 Master Plan Update recommended a three-phase concourse redevelopment program, starting with a replacement Concourse C, followed by a replacement Concourse B, and concluding with new Concourse D. The Study will consider, in further detail, the feasibility of renovating/expanding one or both existing concourses in lieu of total replacement.

The Detailed Planning Study is a necessary precursor to design and construction of a potential future concourse redevelopment project and will provide the airport planning analysis, investigative work, infrastructure assessment, facility needs analysis, alternatives analysis, preferred alternative, operational plan for accommodating normal airport operations during construction, cost estimates, financial plan, and stakeholder efforts to solidify an accurate statement of work prior to design solicitation.

As required for Passenger Facility Charge (PFC) funded projects, the selection of the preferred consultant team was a qualifications-based selection. An RFQ for consultant services was issued on March 2, 2020, and nine (9) SOQs were received on April 9, 2020. The Evaluation Committee selected Mead & Hunt, Inc. as the most qualified consultant. The PSA with Mead & Hunt, Inc. in the amount of \$2,029,611 was approved at the December 10, 2020, Board Meeting. A Notice to Proceed was issued on January 25, 2021.

Site visits associated with the inventory/data collection phase occurred on February 17 and 18, 2021. Report, plan, and dataset reviews were conducted in February-April 2021.

The first deliverables, the Existing Conditions draft technical memos, have been created and include the following topics: Architectural Building Analysis, Building Systems (Mechanical, Electrical, Plumbing, IT, etc.), Concessions, Pavements & Utilities, Site Utilities, and Engineering Structural Analysis. The analysis and preliminary conclusions were discussed with staff at Workshop: Existing Conditions, on April 29, 2021.

A workshop series, focused on *Visioning the Post-Security Experience for Passengers, Tenants, and Employees*, was held on May 27. Three different workshops were led by Gensler: the first workshop was for post-security tenants (corporate and local representation), the second for airport employees, and the third for RTAA Trustees, the Executive Team, and community leadership. The workshops included over 50 stakeholders.

A preliminary "Minimum Build" Report was received in late July 2021. The report was reviewed and discussed by the primary internal stakeholders in August and then finalized by the consultant team with preliminary cost estimates. The "Minimum Build" Report presents a summary of recommended future improvements to remain in Concourse B and C for the next 20 years. This information was presented to the Planning & Construction Committee on September 7, 2021. Expanded findings were subsequently presented to the RTAA Board of Trustees (October 14), to the RNO Signatory Airlines (October 15), at the monthly RTAA Management Roundtable Meeting (October 20), and at the monthly RNO Station Managers Meeting (October 21).

Also on October 14, a mini-workshop was held with the RTAA Executive Team and key staff to establish the evaluation criteria for the alternative analysis process. This mini-workshop kicked off the alternative development phase of the study. In October and November, the consultant team met regularly to brainstorm and flesh out a variety of alternative concourse redevelopment options. A staff workshop was held on December 9 to discuss the preliminary alternative concepts in anticipation of the next workshop series in late January 2022.

On December 10, a mini-workshop was held with key RTAA staff and the consultant team to discuss measures to improve the flood preparedness of any future concourse development.

A workshop series, focused on the preliminary alternatives, occurred at the end of January. Workshops for the RNO Airline Station Managers and the RNO Concessions/Tenants (non-airlines) group was held on January 26, a RNO Airport Airline Affairs Committee workshop occurred on January 28, and a workshop for the RTAA Board of Trustees was subsequently held on January 27. At the January 27 workshop, the RTAA Board of Trustees took action to narrow the preliminary alternatives to a short-list of three (3) alternatives: Alternative 1 (Minimum Build), Alternative 3 (Expansion, with new building up and over existing building), and Alternative 9 (new two-pier build with equal walking distances and dual taxi-lane between concourses).

Iterative refinement and further development of the short-listed alternatives continued into April. The consultant team explored options to increase the total aircraft gates and to maximize space within the concourses, completed new cost estimates, analyzed construction phasing options & impacts, and developed a financial analysis.

A workshop series, focused on the developed alternatives began in April and continued into May. In between each workshop, the consultant team further refined their work based on feedback from the workshop participants. A small group staff workshop was held on April 8, followed by a larger staff workshop on April 14 to discuss the progress, and on April 29, a presentation was provided to the RTAA Board of Trustees during the annual Board Retreat. Stakeholder workshops on the developed alternatives for the airlines, concessions, and tenants were held on May 25 and May 26.

In June and July, the project team refined the remaining three (3) alternatives and developed derivatives in order to explore options to increase capacity and/or decrease costs. Airline coordination meetings were held on June 9, 10, 15, and July 21.

During the June coordination meetings, staff and the airlines agreed that Alternative 2 (Expansion, with new building up and over existing building) was the least preferred of the remaining alternatives.

During the July coordination meeting, staff and the airlines agreed that of the final alternatives: Alternative 1 (Minimum Build), Alternative 3 (new two-pier build with equal walking distances and dual taxi-lane between concourses), and derivatives of Alternative 1 & 3 – the best option is likely the new two-pier build with equal walking distances and a dual taxi-lane between the new concourses. As a result, staff and the project team developed a formal presentation to share at Corporate Airline HQ meetings in August to secure critical partner support of the preferred concourse redevelopment plan.

The August Corporate Airline HQ meetings went extremely well. As presented by the RTAA Executive Team, the alternatives analysis process and recommendations, alongside the proposed financial plan, was well received and is expected to be formally supported by our airline partners. An update on the progress was presented to the Board of Trustees on September 8, 2022.

On September 15, 2022, two (2) workshops were held for RTAA staff and RNO tenants, including airlines, concessions, and TSA. The primary purpose of the September workshops was to provide a summary of the nine (9)-month alternatives development process, to detail the comparisons between the final two (2) alternatives, and to outline the reasons why the preferred alternative is being recommended. Staff and our airport partners were encouraged to ask questions and provide feedback.

On October 13, 2022, the RTAA Board of Trustees adopted the preferred alternative.

The first draft of the Basis of Design Report was received in November 2022 and reviewed in December 2022. The project team is currently on schedule to complete the final basis of design report in January 2023.

The following are project milestones:

- | | |
|---|--|
| • Planning RFQ Issued | March 2, 2020 |
| • Consultant SOQs Received | April 9, 2020 |
| • Notice of Intent to Award | June 24, 2020 |
| • Study PSA Board Approval | December 10, 2020 |
| • Notice to Proceed for Study | January 25, 2021 |
| • Existing Conditions Site Visits | February 17-18, 2021 |
| • Workshop #1 (Existing Conditions) | April 29, 2021 |
| • Workshop #2 (Visioning) | May 27, 2021 |
| • Final Existing Conditions Deliverables | July 26, 2021 |
| • Final Visioning Deliverables | July 26, 2021 |
| • Financial Assumptions Memo | July 30, 2021 |
| • Workshop #3 (Preliminary Minimum Build) | August 2021, September 7, 2021 |
| • Workshop #4 (Minimum Build & Space Programming) | October 14, 15, 20, and 21, 2021 |
| • Mini-Workshop #1 (Evaluation Criteria) | October 14, 2021 |
| • Mini-Workshop #2 (Preliminary Alternatives) | December 9, 2021 |
| • Mini-Workshop #3 (Flood Preparedness) | December 10, 2021 |
| • Workshop #5 (Preliminary Alternatives) | January 26, 28, and 31, 2022 |
| • Short-List Analysis and Refinement | February-March 2022 |
| • Workshop #6 (Developed Alternatives) | April 8, 14, and 29, 2022 (Staff, Board) |

- | | |
|--|---|
| • Workshop #6 (Developed Alternatives)
Tenants) | May 25-26, 2022 (Airlines, Concessions, |
| • Workshop #6 (Developed Alternatives) | June 9, 10, and 15, 2022 (Airlines) |
| • Workshop #6 (Developed Alternatives) | July 21, 2022 (Airlines) |
| • Corporate Airline HQ Meetings | August 2022 |
| • Board Update (Preferred Alternative) | September 8, 2022 |
| • Workshop #7 (Preferred Alternative) | September 15, 2022 (Staff, Tenants) |
| • Preferred Alternative Adoption | October 13, 2022 |

Next steps for the project are listed below:

- | | |
|--------------------------|------------------------------------|
| • Basis of Design Report | October 2022 – January 2023 |
|--------------------------|------------------------------------|

RNO Workspace Study, Phase 2 (Part of the MoreRNO Program)

A Professional Services Agreement (PSA) for consultant services was executed on September 13, 2021, for the RNO Workspace Study in the amount of \$100,000. Approval for the PSA was granted by the RTAA Board of Trustees at the August 2021 Board of Trustees Meeting. The scope of work included an evaluation and recommendations for administrative workspaces for RTAA staff based at RNO. Although the primary focus was on landside administrative functions, consideration was also given to Airport Communications, Airfield Maintenance, Fire, Police, Purchasing, Security, Airside Operations, Landside Operations, and Building Maintenance.

The final deliverable documented immediate life-safety issues in existing offices and locations, current and future space needs, new office/workspace configuration options, new office/workspace location options, alternate use options for existing spaces, and rough order of magnitude costs for location options. The RNO Workspace Study final deliverable was provided on April 13, 2022.

In May 2022, staff began discussions with H+K Architects regarding supplementing the original RNO Workspace Study PSA with an amendment focused on the relocation and expansion of the Administrative Headquarters (HQ) and the Police Station. The goal for Phase 2 is to solidify the location and scope of a future Administrative HQ and Police Station and enable staff to move forward with design and construction, pending future funding. The final deliverable will be a basis of design report.

Amendment No. 1 to the PSA with H+K Architects, in the amount of \$289,280, was approved at the June 9, 2022, Board Meeting, increasing the total value of the PSA to \$389,280. A Notice to Proceed was issued on July 1, 2022.

As of October 2022, the Study has completed the Space Program and Potential Locations Phase and transitioned into the Alternatives Phase.

In the Space Program and Potential Locations Phase, staffing projections and space program assumptions were re-analyzed and revised based on new information. The Admin HQ space program is now approximately 1.8 acres, while the Police Station space program is now approximately 1.3 acres. Additionally, twenty-eight (28) alternate sites were identified for the Admin HQ and/or the Police Station. Two (2) of those alternate sites were off-airport and required acquisition.

In the Alternatives Phase, the project team, in collaboration with the Working Group (WG) identified ten (10) criteria for the Police Station Phase 1 evaluation, and seven (7) criteria for the Admin HQ Phase 1 evaluation. The Phase 1 evaluation focused on critical issues that helped identify the most viable sites for continuation into the more detailed Phase 2 evaluation.

Upon completion of the Phase 1 evaluation process, eight (8) of the original twenty-eight (28) alternative sites were selected to move forward into the Phase 2 evaluation process. Seven (7) alternative sites were further analyzed for the Admin HQ, three (3) alternative sites for the Police Station, and two (2) alternative sites as co-location sites.

The Phase 2 evaluation process was completed in December. The top two (2) sites for a standalone Admin HQ were the Yellow Lot and the area south of Hyatt Place. The top two (2) sites for a standalone Police Facility were the Yellow Lot and the existing Admin area on the second floor of the Terminal Building. The Yellow Lot was also identified as the best location for a co-located facility. The recommended alternate, as agreed upon by the project team, Working Group, and Executive Team, will be shared with the Planning & Construction Committee at the January 10 meeting.

The project team is supported by a Working Group (WG) that includes participation from Ops & Public Safety, People Operations, Commercial Business, Facilities & Maintenance, IT, Planning, and Engineering. Additionally, there are five (5) representatives from the Police Division in the WG who are providing critical input and feedback.

The following are project milestones:

- | | |
|--|--------------------------|
| • Phase 1 Completed | April 13, 2022 |
| • Amendment No. 1 Board Approval | June 9, 2022 |
| • Notice to Proceed for Study | July 1, 2022 |
| • WG Meeting #1 (Kick Off) | July 29, 2022 |
| • WG Meeting #2 (Alternate Brainstorming) | August 18, 2022 |
| • Police Only Meeting #1 (Spaces, Functions) | August 19, 2022 |
| • ET Briefing #1 (Staffing, Spaces) | August 23, 2022 |
| • ET Briefing #2 (Alternates) | September 6, 2022 |
| • WG Meeting #3 (Eval. Matrix) | September 9, 2022 |
| • Police Only Meeting #2 | September 29, 2022 |
| • WG Meeting #4 (Phase 1 Eval.) | October 20, 2022 |
| • ET Briefing #3 (Phase 1 Eval.) | October 25, 2022 |
| • P&C Committee Update | November 8, 2022 |
| • ET Briefing #4 (Recommended Alt.) | December 6, 2022 |
| • WG Meeting #5 (Phase 2 Eval.) | December 1, 2022 |
| • WG Meeting #6 (Space Plans) | December 22, 2022 |
| • ET Briefing #5 (Open Office, Space Plans) | January 3, 2023 |
| • WG Meeting #7 (Open Office, Space Plans) | January 9, 2023 |

Next steps for the project are listed below:

- | | |
|-----------------------------------|-------------------------|
| • P&C Committee Update | January 10, 2023 |
| • Board of Trustees | February 9, 2023 |
| • Basis of Design Report | February 2023 |
| • Transition to Design | March 2023 |

Administrative Report

Date: January 10, 2023
To: All Board Members
From: Daren Griffin, President/CEO
Subject: Administrative Award of Contracts (Expenditures) Pursuant to Resolution No. 557 for the Month of December 2022

BACKGROUND

At the July 14, 2022, Board of Trustees' Meeting of the Reno-Tahoe Airport Authority, the Board approved Resolution No. 557 authorizing the President/CEO to award contracts for:

- budgeted professional services when the estimated amount to perform the work is \$200,000 or less, and approve amendments to professional services agreements where the sum of the total net of amendments per professional services agreement does not to exceed \$50,000, as well as all Work Orders associated with Construction Management and Administration when any single Work Order does not exceed \$250,000; and
- budgeted goods, materials, supplies, equipment, technical services, and maintenance contracts when the estimated amount to perform the contract, including all change orders, is \$250,000 or less; and
- budgeted construction contracts when the estimated amount to perform the work is \$500,000 or less, and approve change orders to construction contracts where the sum of the total net of change orders per contract does not exceed \$250,000; and
- all construction contracts exceeding \$500,000 must be approved by the Board of Trustees along with an Owner's Contingency; additionally, if the Board of Trustees originally approved the construction contract, any construction change order exceeding the sum of the total of the contract and Owner's Contingency must also be approved by the Board.

DISCUSSION

Resolution No. 557 requires that the President/CEO provide the Board of Trustees with a monthly administrative report setting forth a list of goods, materials, supplies, equipment, technical services, maintenance contracts, construction contracts, and professional services agreements in excess of \$25,000 and approved administratively as a result of this Resolution. Further, all construction change orders, and professional services agreements amendments approved administratively as a result of this Resolution shall be included in a separate administrative report regardless of value.

December 2022 – Agreements and POs in Excess of \$25,000

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
11/28/22	Verizon Business Network Services LLC	\$143,902.08	A three-year technical services contract was issued for 1-G internet services.	FY23 O&M	Technology & Information Systems
12/06/22	Wood Rodgers, Inc.	\$58,000.00	A PSA was issued for engineering services for Redesign of North C GA Runup at RNO.	FY23 CIP	Engineering & Construction
12/13/22	Sierra Nevada Construction, Inc.	\$34,200.00	A construction contract was issue to create a temporary pedestrian route through the Yellow and Green Lots. Informal bids were requested from the successful contractor as well as from Granite Construction and Q&D Construction, LLC.	FY23 CIP	Engineering & Construction
12/14/22	Tholl Fence, Inc.	\$35,387.00	A PO was issued for fence repairs at Swiss Port Facility. Insurance reimbursable.	FY23 O&M	Airfield Maintenance
12/14/22	Two Rivers Terminal, LLC	\$26,480.00	A PO was issued for potassium acetate liquid deicer.	FY23 O&M	Airfield Maintenance
12/15/22	Q&D Construction, LLC	\$71,069.75	A construction contract was issued for GA West and GA East Concrete Repairs. Informal bids were requested from the successful contractor as well as from Spanish Springs Construction, Inc. and Sierra Nevada Construction, Inc.	FY23 CIP	Engineering & Construction
12/21/22	Barich, Inc.	\$39,693.00	A PSA was issued for consulting services related to Video Surveillance System Current State Documentation.	FY23 O&M	Technology & Information Systems
12/21/22	Gardner Engineering, Inc.	\$306,519.00	A construction contract was issued for replacement of a multi-zoned rooftop HVAC unit.	FY23 CIP	Engineering & Construction

December 2022 – Change Orders, Amendments, and Work Orders

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
12/07/22	Tungsten Engineering Contractors, LLC	\$59,230.00	CO#1 associated with the RTS Erosion Control Project for additional scope of work (see attached). Revised contract total including CO#1 = \$379,304.00	Special Fund (RTS)	Engineering & Construction
12/08/22	ARMAC Construction, LLC	\$74,997.98	CO#1 associated with the Remote Economy Parking Lot Phase 1 Project for additional scope of work (see attached) and for final adjusted quantities. Revised contract total including CO#1 = \$1,210,040.98	FY23 CIP	Engineering & Construction
12/13/22	Forecast Public Art	\$2,100.00	Amendment #1 to the base PSA for the RTAA Art Master Plan was additional scope of work associated with Art Advisory Committee assistance with consensus building for first RFQ.	FY23 O&M	Marketing & Public Affairs
12/27/22	Incline Technology Consulting, LLC	\$10,000.00	CO #1 to the base Technical Services Contract for IT consulting services extends the contract for additional job order contracting for T&M work.	FY23 O&M	Technology & Information Systems

Key to abbreviations:

AIP = Airport Improvement Project
 CIP = Capital Improvement Program
 CFC = Customer Facility Charge

CO = Change Order
 NTE = Not to Exceed
 PFC = Passenger Facility Charge

PO = Purchase Order
 PSA = Professional Service Agreement

**CHANGE
ORDER****Distribution to:**

RTAA PURCHASING	<input checked="" type="checkbox"/>
PM	<input checked="" type="checkbox"/>
CM	<input checked="" type="checkbox"/>
ENGINEER	<input checked="" type="checkbox"/>
CONTRACTOR	<input checked="" type="checkbox"/>
FAA	<input type="checkbox"/>

Reno-Tahoe Airport Authority

Reno-Tahoe International Airport
Reno-Stead Airport
Box 12490
Reno, NV 89510



Project: Reno-Stead Erosion Control Project

Solicitation #: ITB #22/23-11

To: Tungsten Engineering Contractors, LLC
5470 Kietzke Lane, Suite 337
Reno, NV 89511

Change Order Number 01

Change Order Initiation Date: December 7, 2022

AIP No. N/A

Original Contract Date: October 3, 2022

You are directed to make the following changes in the Contract:**Install D50 Rip Rap from station 0+40 to 1+30**

133cy at \$310.00/cy..... \$41,230.00

Additional excavation for channel realignment

250cy at \$60.00/cy..... \$18,000.00

Total \$59,230.00

All other terms, conditions, and requirements not modified herein remain unchanged.

Not valid until signed by ALL parties. Execution of this Change Order by both Owner and Contractor constitutes a binding agreement and serves as a full accord and satisfaction of any claim, demand, lien, stop notice or further request for compensation, past or present, known or unknown, and/or time extension arising out of or by virtue of the work described above in the Change Order. Contractor's signature indicates agreement herewith, including any adjustments in the Contract Sum or Contract Time.

The Original Contract Sum was.....	\$320,074.00
Net Changes by Previously Authorized Change Orders	\$0.00
Net Changes by Previously Authorized Contingency Change Orders	\$0.00
The Revised Contract Sum Prior to this Change Order was	\$320,074.00
The Contract Sum will be increased by this Change Order.	\$59,230.00
The new Contract Sum, including this Change Order will be	\$379,304.00

The Contract Completion date prior to this Change Order was November 30, 2022.

The Contract Time will not change due to this change order.

Authorized By:**Atkins North America**

Construction Manager
10509 Professional Cir. Ste 103
Reno, NV 89521

By: Brian Janes

12/7/22

Date

Atkins North America

Construction Manager
10509 Professional Cir. Ste 103
Reno, NV 89521

By: Brian Janes

12/7/22

Date

Tungsten Engineering

Contractor
5470 Kietzke Lane, Suite 337
Reno, NV 89511

By: Nick Christensen

12/7/22

Date

Reno-Tahoe Airport Authority

Owner
P.O. Box 12490
Reno, NV 89510

By: Chris Cobb

12/7/22

Date

RENO-TAHOE AIRPORT AUTHORITY CONTINGENCY CHANGE ORDER



CCO No.

Contractor:

Project:

Project Number:

Summary of Change and List of Attachments:

- 01) Additional Potholing cost of \$2,844.25 (see Exhibit A for details)
- 02) Additional Survey cost of \$3,365.00 (see Exhibit B for details)
- 03) Type 3R Drop Inlet Modification. Additional cost of \$1,427.83 (see Exhibit C for details)
- 04) Additional Costs for Install Storm Drain Pipe 12" Dual Wall HDPE Adjustments of \$29,591.90 (see Exhibit D for details)
- 05) Additional Costs for Install Storm Drain Pipe 18" Dual Wall HDPE Adjustments of \$42,203.71 (see Exhibit E for details)
- 06) Adjust Storm Drain Manhole to Grade. Additional cost of \$2,613.90 (see Exhibit F for details)
- 07) Additional Tiger Teeth Concrete and Sawcutting cost of \$503.89 (see Exhibit G for details)
- 08) Additional survey imposed on the owner. Survey credit of (\$2,697.50) (see Exhibit H for details)
- 09) Final Adjusted Quantities. A credit of (\$4,855.00) (see Exhibit I for details)

Contingency Change Order Summary:

Contract Contingency Total: \$

Total Previously Approved: \$

Total Change this Authorization: \$ ADD/DEDUCT

Remaining Contingency Balance: \$

Change in Contract Times:

Original Duration:

Previous Authorization:

This Authorization: ADD/DEDUCT

Revised Contract Time:

Contract Summary:

Original Contract: \$

Total Previously Approved CO's \$

Total Previously Approved CCO's \$

Contract Sum Prior to this CCO \$

Total Change this Authorization: \$

New Contract Sum: \$

Contractor Signature *Dee Westmoreland* Date: *11-23-22*

ARMAC Construction, LLC.: Dee Westmoreland

Project Mgr Signature *Bryce Juzek* Date: 12/08/22

RTAA Project Mgr: Bryce Juzek

Construction Mgr Signature *Kara H. Bymers* Date: 11/23/2022

Atkins, Construction Manager: Kara Bymers

Manager Signature *Chris Cobb* Date: 12/8/22

RTAA Mgr Engineering & Construction: Chris Cobb, P.E.

Engineer/Architect Signature *Andrew McNeil* Date: *11/29/22*

J-U-B ENGINEERS, Inc.: Program Manager

Exhibit A

Pot Holing	1	LS	\$ 2,840.00	
Labor				
Foreman	6.75	Hrs	\$ 81.41	\$ 549.52
Equipment Operator	6.75	Hrs	\$ 79.53	\$ 536.83
Labor	13.5	Hrs	\$ 57.23	\$ 772.61
				\$ 1,858.95
Equipment				
Small Excavator	6.75	Hrs	\$ 76.49	\$ 516.31
Pickup	3.5	Hrs	\$ 28.00	\$ 98.00
				\$ 614.31
Total Labor and Equipment				\$ 2,473.26
15 % OH & Profit	0.15			\$ 370.99
Total				\$ 2,844.25

Exhibit B



Survey Services Change Order

Date: 9/21/22

Project Name: Remote Economy Parking Phase 1

Project Number: 1581-00

Client: Armac Construction

Requested By: Dee Westmoreland

Completion Date Requested: 9/21/22

Description of tasks: Locate and dip requested manholes. Topo existing AC for design changes. Deliver data to JUB.

3.5 Hours Field, 0.5 hours office

Fee: \$ 875

Signed: Dee Westmoreland

Name: Dee Westmoreland

Title: Estimator

The scope of services included in this change order is limited to the specific scope outlined above only. Any exclusions listed are for clarity only and do not represent a complete list of exclusions to the scope. Any additional scope proposed or performed other than those listed in this proposal shall be provided as Additional Service.



Survey Services Change Order

Date: 9/27/22

Project Name: RTIA Remote Economy Parking

Project Number: 1581-00

Client: Armac Construction

Requested By: Dee Westmorland

Completion Date Requested: 9/27/22

Description of tasks: Second round of storm drain as-builts for design. Calc and stake revised storm drain.

As-Built = Field \$875, Office \$65

Calc Revisions = Office \$200

Stake Revisions = Field \$375 (amount above original scope)

Fee: \$1,515

Signed: _____

A handwritten signature in cursive script, appearing to read 'Dee Westmorland', is written over a horizontal line.

Name: _____

Title: _____

The scope of services included in this change order is limited to the specific scope outlined above only. Any exclusions listed are for clarity only and do not represent a complete list of exclusions to the scope. Any additional scope proposed or performed other than those listed in this proposal shall be provided as Additional Service.

MAPCA SURVEYS, INC.

580 Mount Rose Street

Reno, NV 89509

Phone: (775) 432-2067

Fax: (775) 473-4079

Email: carey@mapcasurveys.com

Web: www.mapcasurveys.com

Invoice**Invoice #:** 1514**Invoice Date:** 11/2/2022**P.O. Number:****Bill To**

ARMAC Construction, LLC

Dee Westmoreland, Estimator

343 Fairview Drive

#103

Carson City, NV 89701

Job #: 1581-00

RTIA Remote Economy Parkin Lot 1 (1R)

Date	Item	Description	Qty.	Rate	Amount
11/02/2022	Office/Field	construction staking 100%	1	6,500.00	6,500.00
11/02/2022	Office/Field	CO#1 <i>No CO. yet</i>	1	875.00	875.00 —
11/02/2022	Office/Field	CO#2 <i>No CO. yet</i>	1	1,515.00	1,515.00 —
10/28/2022	Party Chief-1 Person	*EXTRA* Re-stake conc and gate	3	195.00	585.00
11/02/2022	Party Chief-1 Person	*EXTRA* Re-stake fence	2	195.00	390.00

Final Invoice

OK - Dee

Total this invoice: 9,865.00

Total payment applied: 0.00

Balance due: \$9,865.00

Exhibit C

3R Drop Inlet- Extra 2' Depth				
Foreman-Strait Time	1	Hrs	\$81.41	\$ 81.41
Roller Operator	0.5	Hrs	\$ 79.53	\$ 39.77
Backhoe Operator	1	Hrs	\$ 79.53	\$ 79.53
Labor-Strait Time	2	Hrs	\$ 57.23	\$ 114.46
				\$315
Materials				
Jensen with Freight	1	LS	\$ 778.43	\$ 778.43
Equipment				
Backhoe	1	Hrs	\$ 110.00	\$ 110.00
Wacker	0.5	Hrs	\$ 20.00	\$ 10.00
Pickups	1	Hrs	\$ 28.00	\$ 28.00
				\$ 148.00
Total-Raise 3R Drop Inlet 2'				\$ 1,241.60
Overhead and Profit	0.15			\$ 186.24
Total				\$ 1,427.83



Quotation NR101822A

Quotation Date: 10/18/22

Revision No: 1

Customer No: 102317

Project Name: RTA

Payment Terms: Net 30 Days

Quoted By: NICOLAS ROSALES

Document Address:

Armac Construction
P.O. Box 4616
Carson City NV 89702

Delivery Address:

Armac Construction
TBD
Reno NV 89502

Group	Part No	Description	Shipping Code	Qty	Unit	Unit Price	Net Amount
	100001067	DROP INLET RISER 2424-R12 RISER W/5IN WALLS	Other As Specified	2	PCS	259.00	518.00
	100013648	JOINT SEALANT CONSEAL 1" DIA. X 14.5' LONG CS-102	Other As Specified	2	PCS	13.00	26.00
	DELIVERY	Delivery and Handling	Other As Specified	1	PCS	175.00	175.00

Net Total: 719.00

Estimated Tax: 59.43

Gross Total 778.43

All orders are subject to credit acceptance by seller.

A 3% credit card service fee may be added for all credit card payments.

Delivery trips, setting time, or materials not noted above will be billed accordingly.

Offer to sell subject to Jensen Precast's company policies, terms and conditions.

Please refer to <https://www.jensenprecast.com/legal/terms-and-Conditions-California.pdf> for complete terms and conditions which are hereby incorporated by reference.

All specialized product may be subject to a deposit prior to submittals and/or fabrication.

Quotation is valid for 30 days.

Thank you for choosing Jensen Precast!

Armac Construction Signature

Date

Armac Construction PO

Exhibit D

12" Storm Drain Pipe	690	LF	\$ 42.89	\$ 29,591.90
Labor				
Foreman-Strait Time	16	Hrs	\$81.41	\$ 1,302.56
Foreman-OT	1	Hrs	\$ 102.68	\$ 102.68
Excavator Operator-Strait Time	16	Hrs	\$ 79.53	\$ 1,272.48
Excavator Operator-OT	1	Hrs	\$ 99.80	\$ 99.80
Loader Operator-Strait Time	16	Hrs	\$ 79.53	\$ 1,272.48
Loader Operator-OT	1	Hrs	\$ 99.80	\$ 99.80
Skid Steer/Backhoe Operator	12	Hrs	\$ 79.53	\$ 954.36
Labor-Strait Time	55	Hrs	\$ 57.23	\$ 3,147.65
Labor-OT	4	Hrs	\$ 66.53	\$ 266.12
Total				\$8,517.93
Equipment				
Excavator	15	Hrs	\$ 135.00	\$ 2,025.00
Loader	15	Hrs	\$ 112.00	\$ 1,680.00
Backhoe Skid Steer	11	Hrs	\$ 110.00	\$ 1,210.00
Wacker	16	Hrs	\$ 20.00	\$ 320.00
Pickups	16	Hrs	\$ 28.00	\$ 448.00
Submerible Pump	1	LS	\$ 88.78	\$ 88.78
Water Truck Operated	5	Hrs	\$ 84.00	\$ 420.00
Total Equipment				\$ 6,191.78
Materials and Dump Fees				
Sand	220	Ton	\$ 6.80	\$ 1,496.00
Agg. Base for Water Line Crossing	24	Ton	\$ 7.60	\$ 182.40
Warning Tape	1	Roll	\$ 59.75	\$ 59.75
Concrete for Water Line Crossings	4	CY	\$ 208.95	\$ 835.80
Concrete at Manholes W/Short Load	1.5	CY	\$ 258.95	\$ 388.43
Dump Fees	20	Loads	\$ 50.00	\$ 1,000.00
Water Costs	2000	Gal	\$ 0.01	\$ 20.00
				\$ 3,982.38
Trucking				
6 Wheel Dump Truck On Site-Operated	20	Hrs	\$ 115.00	\$ 2,300.00
End Dumps for Off-Haul	30	Hrs	\$ 158.00	\$ 4,740.00
				\$ 7,040.00
Total Cost of 12" Storm Drain Line				\$ 25,732.09
Overhead and Profit	0.15			\$ 3,859.81
				\$ 29,591.90

Exhibit E

18" Storm Drain Pipe	335	LF	\$ 125.98	\$ 42,203.71
Labor				
Foreman-Strait Time	10	Hrs	\$81.41	\$ 814.10
Foreman-OT	4	Hrs	\$ 102.68	\$ 410.72
Excavator Operator-Strait Time	26	Hrs	\$ 79.53	\$ 2,067.78
Excavator Operator-OT	2	Hrs	\$ 99.80	\$ 199.60
Loader Operator-Strait Time	19	Hrs	\$ 79.53	\$ 1,511.07
Loader Operator-OT	2	Hrs	\$ 99.80	\$ 199.60
Skid Steer/Backhoe Operator	10	Hrs	\$ 79.53	\$ 795.30
Labor-Strait Time	32	Hrs	\$ 57.23	\$ 1,831.36
Labor-OT	6	Hrs	\$ 66.53	\$ 399.18
Concrete Finishers	3	Hrs	\$ 57.23	\$ 171.69
Total				\$8,400.40
Equipment				
Excavator	26	Hrs	\$ 135.00	\$ 3,510.00
Loader	19	Hrs	\$ 112.00	\$ 2,128.00
Backhoe Skid Steer	9	Hrs	\$ 110.00	\$ 990.00
Wacker	18	Hrs	\$ 20.00	\$ 360.00
Roller	4	Hrs	\$ 55.00	\$ 220.00
Pickups	40	Hrs	\$ 28.00	\$ 1,120.00
Trench Box	1	LS	\$ 1,125.61	\$ 1,125.61
Water Truck Operated	2	Hrs	\$ 84.00	\$ 168.00
Total Equipment				\$ 9,621.61
Materials and Dump Fees				
Sand	262	Ton	\$ 6.80	\$ 1,781.60
Spoils Dump Fees	10	Loads	\$ 50.00	\$ 500.00
				\$ 2,281.60
Trucking				
6 Wheel Dump Truck On Site-Operated	20	Hrs	\$ 115.00	\$ 2,300.00
10 Wheeler Dump Truck	18	Hrs	\$ 146.25	\$ 2,632.50
End Dumps for Off-Haul	10	Hrs	\$ 158.00	\$ 1,580.00
Import Base-End Dump	4.5	Hrs	\$ 158.00	\$ 711.00
				\$ 7,223.50
Prep and Pave Trench				
Foreman-Strait Time	8	Hrs	\$81.41	\$ 651.28
Foreman-OT	1	Hrs	\$ 102.68	\$ 102.68
Roller Operator	4	Hrs	\$ 79.53	\$ 318.12
Backhoe Operator	6	Hrs	\$ 79.53	\$ 477.18
Labor-Strait Time	12	Hrs	\$ 57.23	\$ 686.76
Total				\$2,236.02

Equipment				
Backhoe	6	Hrs	\$ 110.00	\$ 660.00
Wacker	1	Hrs	\$ 20.00	\$ 20.00
Roller	4	Hrs	\$ 55.00	\$ 220.00
Pickups	10	Hrs	\$ 28.00	\$ 280.00
Pitch Pot	1	LS	\$ 240.00	\$ 240.00
				\$ 1,420.00
Materials				
Asphalt	26	Ton	\$ 89.00	\$ 2,314.00
SS1-H	5	Gal	\$ 4.35	\$ 21.75
Water Costs	1000	Gal	\$ 0.01	\$ 10.00
				\$ 2,345.75
Trucking				
10 Wheeler	8	Hrs	\$ 146.25	\$ 1,170.00
Incidentals				
Extra Survey	1	LS	\$ 1,525.00	\$ 1,525.00
Underground locator	2	Hrs	\$ 200.00	\$ 400.00
Usa Locator - Tim Whited	1	Hrs	\$ 75.00	\$ 75.00
				\$ 2,000.00
18" Storm Drain Total Costs				\$ 36,698.88
Overhead and Profit	0.15			\$ 5,504.83
Total				\$ 42,203.71

Exhibit F

Raise SS Manholes to Grade	2	Ea		
Labor				
Foreman	4	Hrs	\$ 81.41	\$ 325.64
Labor	8	Hrs	\$ 57.23	\$ 457.84
Backhoe Operator	1	Hrs	\$ 79.53	\$ 79.53
				\$ 863.01
Equipment				
Backhoe	1	Hrs	\$ 110.00	\$ 110.00
Compressor/Jackhammer	4	Hrs	\$ 95.00	\$ 380.00
Pickups	12	Hrs	\$ 28.00	\$ 336.00
				\$ 826.00
Materials				
Concrete at Manholes W/Short Load	1	CY	\$ 258.95	\$ 258.95
Jensen	1	LS	\$ 325.00	\$ 325.00
				\$ 583.95
Raise MH Total				\$ 2,272.96
Overhead and Profit	0.15			\$ 340.94
Total				\$ 2,613.90

Exhibit G

Additional Tiger Teeth Concrete				
Foreman-Strait Time	0.5	Hrs	\$81.41	\$ 40.71
Labor-Strait Time	2	Hrs	\$ 56.23	\$ 112.46
				\$153
Materials				
Concrete and additional sawcutting	1	LS	\$ 285.00	\$ 285.00
Total-Additional Tiger Teeth Concrete				\$ 438.17
Overhead and Profit	0.15			\$ 65.72
Total				\$ 503.89

Exhibit H

Hurst, Adam C

To: Bymers, Kara M; dee@armacconstruction.com
Cc: Caouette, Damon
Subject: RE: Survey costs on Armac

From: Bymers, Kara M <Kara.Bymers@atkinsglobal.com>
Sent: Tuesday, November 8, 2022 5:55 PM
To: dee@armacconstruction.com
Cc: Hurst, Adam C <Adam.Hurst@atkinsglobal.com>; Caouette, Damon <Damon.Caouette@atkinsglobal.com>
Subject: Survey costs on Armac

Hi Dee,
The "recheck efforts" are \$2,697.50.

	Date	Hours	Billed Amount
Andrew Haukaas	10/13/2022	5.00	800.00
RECHECK AgBase grade verification and grid marking Additional time spent due to degree of grade missing design	10/14/2022	2.00	250.00
RECHECK Reports and points plots	10/14/2022	2.00	250.00
RECHECK Plot drafting and review	10/20/2022	2.50	347.50
RECHECK of AG grade not ready Job setup and prep.	10/24/2022	1.50	222.50
RECHECK of Agg. Base Site: Arrived on site, not ready RECHECK of parking lot Agg. Base: site not ready	10/25/2022	5.50	827.50
RECHECK parking lot aggregate base checks RECHECK aggregate base parking lot point plots and reports	10/26/2022	4.00	640.00
Aggregate grade checks for alley road	10/26/2022	2.00	250.00
Diagram of curb high point and anticipated ponding area	10/27/2022	2.00	250.00
Plots of points and reports Records management			

Kara M. Bymers P.E. - TX, CA, NV, LA
Project Director, Aviation
North America
Engineering Services

☎ 972.588.3104 📠 775.224.2626
10509 Professional Circle, Suite 103 Reno, NV 89521

Exhibit I

Remote Economy Parking Lot-Phase 1 Final Adjusted Quantities

Item #	Description	Unit	Quantity				Cost			
			Estimated	Measured	Over/Under	% Complete	Unit Cost	Bid Price	\$ Extended (Measured)	\$ Over/Under
1	MOBILIZATION/DEMOBILIZATION	LS	1	1.00	0.00	100.00%	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ -
2	SAFETY AND SECURITY/TRAFFIC CONTROL	LS	1	1.00	0.00	100.00%	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
3	RELOCATE EXISTING SECURITY BOOTH	LS	1	1.00	0.00	100.00%	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ -
4	REMOVE EXISTING SECURITY EQUIPMENT	LS	1	1.00	0.00	100.00%	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	\$ -
5	REMOVE BOLLARDS	EA	2	2.00	0.00	100.00%	\$ 220.00	\$ 440.00	\$ 440.00	\$ -
6	REMOVE AND RELOCATE EXISTING SIGN	EA	1	1.00	0.00	100.00%	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ -
7	TREE AND STUMP REMOVAL	EA	6	7.00	1.00	116.67%	\$ 1,500.00	\$ 9,000.00	\$ 10,500.00	\$ 1,500.00
8	REMOVE ELECTRIC VAULT	EA	2	2.00	0.00	100.00%	\$ 600.00	\$ 1,200.00	\$ 1,200.00	\$ -
9	REMOVE CHAIN LINK FENCE, POSTS, & FOOTINGS	LF	1,110	1110.00	0.00	100.00%	\$ 21.00	\$ 23,310.00	\$ 23,310.00	\$ -
10	REMOVE PCC CURB & GUTTER	LF	563	563.00	0.00	100.00%	\$ 11.00	\$ 6,193.00	\$ 6,193.00	\$ -
11	REMOVE PCC DRIVEWAY APRON	SF	124	124.00	0.00	100.00%	\$ 4.50	\$ 558.00	\$ 558.00	\$ -
12	REMOVE AC PAVEMENT	SF	7,765	7765.00	0.00	100.00%	\$ 1.40	\$ 10,871.00	\$ 10,871.00	\$ -
13	RETIRE IRRIGATION SERVICES AND VALVES	LS	1	1.00	0.00	100.00%	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
14	REMOVE BOULDER	EA	1	1.00	0.00	100.00%	\$ 55.00	\$ 55.00	\$ 55.00	\$ -
15	EARTHWORK	CY	2,500	2585.00	85.00	103.40%	\$ 50.00	\$ 125,000.00	\$ 129,250.00	\$ 4,250.00
16	OVEREXCAVATE UNSUITABLE MATERIAL & BACKFILL (CONTINGENT ITEM)	CY	50	459.00	409.00	918.00%	\$ 64.00	\$ 3,200.00	\$ 29,376.00	\$ 26,176.00
17	SAWCUT, TRENCHING, & PATCH (INCL BASE) FOR CONDUITS & CABLES	LS	1	0.86	(0.14)	86.00%	\$ 38,000.00	\$ 38,000.00	\$ 32,680.00	\$ (5,320.00)
18	PLACE PCC VALLEY GUTTER (INCLUDES BASE)	SF	485	485.00	0.00	100.00%	\$ 33.00	\$ 16,005.00	\$ 16,005.00	\$ -
19	PLACE LONGITUDINAL PCC VALLEY GUTTER (INCLUDES BASE)	LF	386	425.00	39.00	110.10%	\$ 110.00	\$ 42,460.00	\$ 46,750.00	\$ 4,290.00
20	PLACE TYPE 1 PCC CURB & GUTTER (INCLUDES BASE)	LF	210	217.00	7.00	103.33%	\$ 82.00	\$ 17,220.00	\$ 17,794.00	\$ 574.00
21	PLACE 6" PCC POST CURB	LF	76	120.00	44.00	157.89%	\$ 62.00	\$ 4,712.00	\$ 7,440.00	\$ 2,728.00
22	PLACE 4-FT PCC SIDEWALK (INCLUDES BASE)	LF	33	32.00	(1.00)	96.97%	\$ 105.00	\$ 3,465.00	\$ 3,360.00	\$ (105.00)
23	CONSTRUCT PCC PEDESTRIAN RAMP (INCLUDES BASE)	EA	1	1.00	0.00	100.00%	\$ 7,350.00	\$ 7,350.00	\$ 7,350.00	\$ -
24	INSTALL TYPE 3-R CATCH BASIN	EA	1	1.00	0.00	100.00%	\$ 3,175.00	\$ 3,175.00	\$ 3,175.00	\$ -
25	INSTALL TYPE 4-R CATCH BASIN	EA	2	1.00	(1.00)	50.00%	\$ 4,125.00	\$ 8,250.00	\$ 4,125.00	\$ (4,125.00)
26	CONSTRUCT STORM DRAIN MANHOLE TYPE V	EA	4	3.00	(1.00)	75.00%	\$ 8,500.00	\$ 34,000.00	\$ 25,500.00	\$ (8,500.00)
27	INSTALL STORM DRAIN PIPE 12-IN DUAL WALL HDPE	LF	309	690.00	381.00	223.30%	\$ 69.00	\$ 21,321.00	\$ 47,610.00	\$ 26,289.00
28	INSTALL STORM DRAIN PIPE 18-IN DUAL WALL HDPE	LF	818	335.00	(483.00)	40.95%	\$ 96.00	\$ 78,528.00	\$ 32,160.00	\$ (46,368.00)
29	PLACE 6-IN TYPE 2 CLASS B AGGREGATE BASE COURSE	SF	68,200	67300.00	(900.00)	98.68%	\$ 1.40	\$ 95,480.00	\$ 94,220.00	\$ (1,260.00)
30	PLACE 3-IN TYPE 3 PG64-28NV PLANTMIX BITUMINOUS PAVEMENT (50-BLOW, 3% VOIDS)	SF	68,200	69400.00	1200.00	101.76%	\$ 3.30	\$ 225,060.00	\$ 229,020.00	\$ 3,960.00
31	ADJUST ELEC VAULT TO GRADE	EA	1	1.00	0.00	100.00%	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ -
32	CONSTRUCT 6-IN BOLLARDS	EA	2	4.00	2.00	200.00%	\$ 1,100.00	\$ 2,200.00	\$ 4,400.00	\$ 2,200.00
33	INSTALL 6-FT CHAIN LINK FENCE	LF	820	856.00	36.00	104.39%	\$ 121.00	\$ 99,220.00	\$ 103,576.00	\$ 4,356.00
34	INSTALL DOUBLE-LEAF 6-FT CHAIN LINK SWING GATE - 40 FT OPENING (MANUAL)	EA	2	1.00	(1.00)	50.00%	\$ 15,500.00	\$ 31,000.00	\$ 15,500.00	\$ (15,500.00)
35	INSTALL 6-FT CHAIN LINK SLIDING GATE - 20 FT OPENING (MANUAL)	EA	1	1.00	0.00	100.00%	\$ 21,800.00	\$ 21,800.00	\$ 21,800.00	\$ -
36	INSTALL NEW SECURITY EQUIPMENT (PROVIDED BY ENTERPRISE)	LS	1	1.00	0.00	100.00%	\$ 15,950.00	\$ 15,950.00	\$ 15,950.00	\$ -
37	INSTALL 12-IN STOP BAR PAVEMENT MARKINGS (WATERBORNE)	LF	26	26.00	0.00	100.00%	\$ 30.00	\$ 780.00	\$ 780.00	\$ -
38	INSTALL 24-IN CROSSWALK PAVEMENT MARKINGS (WATERBORNE)	EA	70	70.00	0.00	100.00%	\$ 32.00	\$ 2,240.00	\$ 2,240.00	\$ -

Remote Economy Parking Lot-Phase 1 Final Adjusted Quantities

Item #	Description		Quantity				Cost			
		Unit	Estimated	Measured	Over/Under	% Complete	Unit Cost	Bid Price	\$ Extended (Measured)	\$ Over/Under
39	INSTALL YIELD TRIANGLES PAVEMENT MARKINGS (WATERBORNE)	EA	8	8.00	0.00	100.00%	\$ 100.00	\$ 800.00	\$ 800.00	\$ -
40	INSTALL NEW SIGN & POST	LS	8	8.00	0.00	100.00%	\$ 1,100.00	\$ 8,800.00	\$ 8,800.00	\$ -
41	ELECTRICAL	LS	1	1.00	0.00	100.00%	\$ 54,000.00	\$ 54,000.00	\$ 54,000.00	\$ -
	Base Bid Total				0.00			\$ -	\$ -	\$ -
	Bid Alternate No. 1				0.00			\$ -	\$ -	\$ -
A1	ADDITIONAL SAFETY & SECURITY/TRAFFIC CONTROL	LS	1	1.00	0.00	100.00%	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ -
A2	INSTALL 10-IN STORM DRAIN CLEANOUT	EA	1	1.00	0.00	100.00%	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ -
A3	CONSTRUCT 6-IN BOLLARDS	EA	4	4.00	0.00	100.00%	\$ 1,100.00	\$ 4,400.00	\$ 4,400.00	\$ -
A4	RELOCATE EXISTING PARKING LOT LIGHT	EA	2	2.00	0.00	100.00%	\$ 11,000.00	\$ 22,000.00	\$ 22,000.00	\$ -
	Bid Alt Totals				0.00	#DIV/0!		\$ -	\$ -	\$ -
								\$ 1,135,043.00	\$ 1,130,188.00	\$ (4,855.00)